

*Pariha Sarathi Dutta
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Mobile: 8981072088*

Date: November 11, 2019

Dispatched by IndiaPost

To: The Director,
SwanHousing & Infra Pvt. Ltd.
97A Southern Avenue, Kolkata 700029

Copy to: Customer Care (e-mail)

Re: FINAL NOTICE for Flat 6304 + one covered parking space in Block-6, SwanGreen

Dear Sir,

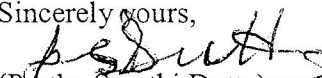
This is the Final Notice to you to complete registration and handover possession of my Flat No. 6304 along with one covered car-parking space in the building Block-6 of the SwanGreen residential complex (hereinafter referred to as "the Property"). Your company has been in violation of the Agreement dated April 23, 2018 for the Property, by failing to deliver possession of the Property even after receiving all payments and the Property being ready for occupancy. You failed to respond to my letter dated October 23, 2019, regarding this matter, and you failed to take the necessary actions specified therein to remedy the breach of the Agreement on your company's part.

I hereby ask that you and your company complete the registration process and deliver possession of the Property to me on or before November 30, 2019, along with the penalty payments you owe me, as per the Agreement, total amount of which is Rs. 80,896 (see foot note), for the delay in delivery of possession following the expiration of the rather generous 9-months grace period which ended on August 31, 2019. I am unable to wait for the Property any longer, and the inordinate delay has been causing disruptions and losses in my life and livelihood.

If you are unable or unwilling to comply and perform as specified hereinabove, I ask you to refund the entire sum of funds I have paid to your company for the Property, along with the applicable interest on said funds, no later than November 30, 2019. For your information, the total sum of money I paid to your company is Rs. 24,88,332 (Rupees Twenty-Four Lakh Eighty-Eight Thousand Three Hundred Thirty-Two), and the applicable interest on the said sum of money is Rs. 4,53,238 (Rupees Four Lakh Fifty-Three Thousand Two Hundred Thirty-Eight). Hence, the total payment I must receive from you by November 30, 2019 is Rs. 29,41,570 (Rupees Twenty-Nine Lakh Forty-One Thousand Five Hundred Seventy). Please see foot note.

I urge you to respond to this Notice, in writing, on or before November 15, 2019, to specify your intention regarding this matter. If you fail to respond by November 15, 2019, and fail to act as specified herein, I shall have no choice but to initiate legal actions against you and your company to recover my money along with damages, penalties and legal costs.

Sincerely yours,


(Pariha Sarathi Dutta)

Foot Note: Interest/Penalty computed based on prevailing SBI PLR for 2018 and 2019